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48 HOVIS MILL UNION ROAD MACCLESFIELD SK11 7BF
£135,000

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Hovis Mill was the original home of "Hovis" bread and has been converted into apartments. Occupying arguably the finest position within this popular canal side Mill conversion, with stunning views of Macclesfield Canal and the hills beyond. This fourth floor apartment enjoys numerous noteworthy features, including lift access to all floors, open plan living/kitchen area, two good sized bedrooms and shower room. Externally, electric wrought iron gates open to the residents car park and communal grounds.

Location
Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions
From our office proceed down the hill turning left at Waters Green and follow the road under the railway bridge and straight across onto Buxton Road (past Arighi Bianchi on the left). Ascend the hill taking the approximate fourth right onto Union Road, where the Hovis Mill can be identified on the left hand side via the impressive security gated entrance. Once in the building take the lift to the 4th floor and the apartment is found a short distance down the hall on the canal side.

Communal Entrance
Intercom entry system. Stairs and lift to all floors.

Fourth Floor Landing
Letterboxes. (fourth apartment on the right hand side of the corridor).

Private Entrance Hall
Built in cloaks/storage cupboard.

Open Plan Living Room / Dining Room And Kitchen
20'1" x 16'2" max
Window with far reaching, elevated views over the canal bank towards the local hilltops. Radiator. Wood effect laminate flooring.

The kitchen is fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset stainless steel sink unit with mixer tap and drainer. Four ring electric hob with oven below. Space for washing machine. Airing cupboard housing the boiler.

Bedroom One
14'0" x 8'5"
Window with far reaching, elevated views over the canal bank towards the local hilltops. Radiator.

Bedroom Two
9'3" x 6'8"
Window with far reaching, elevated views over the canal bank towards the local hilltops. Radiator.

Luxury Shower Room
Fitted with a shower enclosure with double head shower, push button low level WC and pedestal wash hand basin. Tiled floor. Recessed ceiling spotlights. Extractor.

Gated Residents Car Park
Ample residents parking is provided. The car park is secure and is accessed by remote controlled gates.

Outside
The Macclesfield Canal runs directly behind the Mill and countryside walks can be accessed from here.

TENURE
The vendor has advised that the property is Leasehold with a term of 789 years from September 1999. That the management charge and ground rent are £144 per calendar month and the council tax band is B. We would advise any perspective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	